

Bristol Place Neighborhood Development Master Developer Recruitment
All questions must be submitted to Kevin.Jackson@ci.champaign.il.us no later than June 7, 2016

Posted 5/19/2016	Question 5	What does the pre-development services agreement entail?
5/19/2016	Response 5	It entails preliminary planning and design services necessary to create consensus on a final master plan and development program that can be feasibly implemented. The selected development team is expected to conduct these services in partnership with the City and HACC and other community stakeholders. The pre-development services agreement will specify the scope of work and partnership expectations for this initial phase. The final master plan and development program must be approved by the City Council and HACC Board of Commissioners. The approved master plan and development program will guide final design and construction.
Posted 5/19/2016	Question 6	Would project based Section 8 vouchers be available to this site?
5/19/2016	Response 6	Investment of project-based vouchers is a possibility, as suggested in Section 3.3 ("D. Financing") of the RFQ solicitation on page 17. Also, see the last bullet point under the first paragraph of Section 4.1 (E. Technical Response) labeled "Business Terms."
Posted 5/19/2016	Question 7	The RFQ mentions that HACC and the City would like an ownership stake in the redevelopment. Would HACC and the City be open to owning the development and having TWG Development act as the co-developer/consultant?
5/19/2016	Response 7	Please refer to Section 3.3 (D. Financing) and Section 3.10 (A. HACC Role) for guidance on this.
Posted 5/19/2016	Question 8	Would the City be responsible for redeveloping Bristol Park?
5/19/2016	Response 8	Park development expectations along with any public-private partnership interests will be determined during the development planning process in consultation with the Park District and Bristol Place Steering Committee, after the selection of a development partner. Please see Section 3.1 (E. Park and Open Space) for guidance.
Posted 5/19/2016	Question 9	If Bristol Place is partially structured as a 4% bond deal, this will trigger prevailing wages. Aside from the TIF is there any additional City subsidy available for this redevelopment?
5/19/2016	Response 9	Please refer to Section 4.1 (E. Technical Response) generally and to the bullet points on Budget and Financing and Business Terms for guidance.
Posted 6/9/2016	Question 10	Land Assemblage: Many lots and homes have been acquired and demolished to clear land for redevelopment. Yet the work is not done including several key parcels in the path of proposed street and open space improvements. Until the land is under control the project cannot formally commence. Questions: a. Will the city continue its land acquisitions and demolitions? b. Assuming so, what role do you envision for the developer team during this process? c. Any estimate of the timeline for assembling all the key parcels?
	Response 10	a. Yes, the city continues and will continue to acquire, relocate and demolish as Phase I of the redevelopment. The city anticipates completing all Phase I activities by the end of 2017. b. The city envisions the developer working on all phases of predevelopment with the notion the entire site will be cleared and ready for transfer at the end of 2017. c. The city anticipates all Phase I activities to be completed by the end of 2017. Acquisition will occur before relocation and demolition.
Posted 6/9/2016	Question 11	Existing Homes: Many existing homes in the project area remain in private ownership. Questions: a. Is the intent that the redevelopment should work around many of these existing properties? b. Was any evaluation performed to determine the condition of these existing homes?
	Response 11	a. No, all properties within the Bristol Place Redevelopment Area, except for the Family Dollar store, will be acquired and cleared during this process. b. Yes, an overall neighborhood evaluation and appraisals were completed on all properties.
Posted 6/9/2016	Question 12	Concentration of Tax Credit Housing IHDA LIHTC Policies discourage the concentration of affordable housing projects in any single place. Questions: a. Has IHDA been engaged to discuss this issue? b. If so, can you share the results of those conversations?
	Response 12	a. No, the City has not engaged IHDA at this time and anticipates this would be done by the developer, in partnership with the City and Housing Authority, once the developer is selected and working on the financial package for the redevelopment. b. N/A
Posted 6/9/2016	Question 13	Strength of the Housing Market a. Is there strong demand for LIHTC housing based on waiting lists, rising rents, etc? b. Can you share that evidence?
	Response 13	a. The City of Champaign, City of Urbana, Village of Rantoul, Housing Authority of Champaign County and the Champaign County Regional Planning Commission completed a Regional Housing Study in 2011. The housing need (homeless+substandard housing stock+cost over-burdened-low income students) for the City of Champaign was estimated at 1,463 units at the time of the study. The City of Champaign study session can be viewed on the City's website under Council Meeting Documents - Council Study Session (SS 2011-078, see page 3-4 of Attachment B).

b. In addition, the Housing Authority completed construction on two (2) LIHTC projects, all of which consistently maintain occupancy rates greater than 95%. In addition, the Housing Authority recently opened the wait list for the Housing Choice Voucher program (2,000+ and still accepting) and the five-bedroom (5) public housing wait list was open for the month of May 2016 and received over 150 applications. The Housing Choice Voucher wait list recently opened for the month of June and there are approximately 2,000 applications as of June 9, 2016. Regarding the Bristol Place redevelopment, the selected developer would be responsible for securing market studies and analysis and providing recommendations on the appropriate unit types; number and mix based on market demand.

Posted
6/9/2016

Question 14

Infrastructure Funding

- a. Is funding available to construct the streets and open space proposed as part of the plan?
- b. If so when might that funding be available?
- c. Does the City of Champaign plan to construct the improvements?

Response 14

- a. The City will negotiate funding options as a part of the predevelopment and development contract. This RFQ anticipates potential developers describing their past and current experiences with infrastructure in project development, including a description of how the work was completed and financed.
- b. N/A
- c. Some improvements, particularly related to drainage improvements, may be constructed and/or financed by the City of Champaign. Others will need to be constructed and/or contracted by the developer. This will be negotiated with the selected developer during the predevelopment and development phases.

Posted
6/9/2016

Question 15

Site Tour: Our team would like to tour the site with CoC staff and to meet local leaders but the RFP discourages direct contact during the procurement phase.

Questions:

- a. Could a tour be arranged?
- b. Have other teams asked for a tour?

Response 15

- a. No, a tour cannot be scheduled at this time but documents on the website and the pre-submittal conference provide background and information that could be useful.
- b. No